

Application No.: 09/704,322

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AMENDMENTS TO THE CLAIMS


1. (Currently Amended) A method of managing a real estate property comprising the steps of:

establishing the lease parameters of the property in a computer database;

setting in a computer database at least one user profile of at least one tenant entity located in the property and a property manager entity related to management of the property;

establishing in a computer database a list of services available at least one vendor entity for the property and the service performed by a said at least one vendor entity;

assigning in a computer database the attributes of the authority of a user of at least one of said tenant entity and property management entity relative to requesting a service for the property;

 ~~setting in a computer database at least one user profile of at least one vendor entity that is to perform a service in the list of services available for the property;~~

a said user of a tenant entity or property manager entity making a request for a service to be rendered for the property,

routing the request for service to one of said at least one vendor entity,

maintaining the status of the fulfillment of the service request; and

communicating the status to the entity requesting the service.

2. Canceled.

3. (Currently Amended) The method of claim 1 ~~wherein the step of setting~~ further ~~comprises~~ comprising setting a user profile of an owner entity related to the property and assigning at least one attribute of authority to said user of said owner entity.

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4. (Previously presented) The method of claim 3 wherein there is at least one user for each of the owner entity, property manager entity and tenant entity.

5. Canceled.

6. (Previously presented) The method of claim 3 wherein in the setting step one person is set as a user in two or more of the entities.

7. (Previously presented) The method of claim 3 wherein in the setting step a principal user of an entity is assigned the attribute of being able to assign or change the attributes of a another user of the same said entity.

8. (Currently amended) The method of claim 7 further comprising the step of setting in a computer database a user profile of a system administrator entity, and assigning a user of the system administrator entity the attribute of authority to change the attribute of at least one authority of a user of a tenant entity of the property.

9. Canceled.

10. (Previously presented) The method of claim 1 further comprising the step of providing communication capability between users of the property manager entity, tenant entity and vendor entity.

11. (Original) The method of claim 10 wherein the step of providing communication capability comprises establishing Internet access for all of the entities.

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12. (Previously presented) the method of claim 1 wherein an attribute comprises a limit of monetary expenditure in making a service request.

13. (Previously presented) The method of claim 11 further comprising the step assigning an attribute of authority to the user of a vendor entity.

14. (Previously presented) The method of claim 11 wherein the step of maintaining the status comprises a user of the vendor entity entering in the computer database the status of the fulfillment of the service request and communicating the status to the user of the entity requesting the service.

15. (Previously presented) The method of claim 1 further comprising the steps of:

assigning an Internet domain name to the property; and
accessing the data in a database over the Internet.

16. (Currently amended) The method of claim 3 wherein there are a plurality of properties owned by an owner entity having lease parameters established in a computer database.

17. (Currently amended) The method of claim 16 wherein ~~there are a said~~ plurality of said properties owned by an owner entity ~~and~~ are managed by the same property manager entity.

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25. (Previously presented) The method of claim 1 further comprising the step of programming a computer with scheduled requests for service;

the computer generating the requests ; and

routing the request to a vendor entity.

26. (Currently amended) The method of claim 1, ~~wherein~~ further comprising the step of establishing a list of services available for the property ~~further comprises in a computer database and~~ attributing work processes and business rules to the various services of the list.

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